1. **Call to Order**

Commissioner Lyman, followed by introductions of the Thurston County Planning Commission members, called the meeting to order at 7:00 p.m.

   a. **Attendance**


   Staff Present: Fred Knostman, Nancy Pritchett, John Sonnen, Cami Olson, Bob Mead and Scott Davis

   b. **Approval of Agenda**

   Commissioner Paradise moved to approve the Agenda. Commissioner Roper seconded. The Agenda was approved.

   c. **Approval of Minutes from June 18, 2003**

   Commissioner Lovrien moved to approved the Minutes. Commissioner Bower seconded. The June 18, 2003 minutes were approved.

2. **Public Communication**

None.

3. **Worksession – Comp Plan Amendments**

   A. LAC-1: Update the Lacey Joint Plan and associated zoning as result of ongoing comprehensive review under the Growth Management Act.

      1. Mr. Knostman briefly reviewed the Draper Village Center area, proposed to be re-designated and re-zoned to Low-Density 3-6 living units per acre, in the Seasons Planning Area. Bob Mead, Thurston County Environmental Health Department, provided some hydrogeological data to the Planning Commission on the McAllister Springs geologically sensitive area and answered questions. Mr. Mead provided several maps delineating the groundwater capture zones of McAllister Springs, including one produced by the City of Olympia that shows contributions from areas extending significantly to the west of the current boundary.
All of the Planning Commissioners with the exception of Commissioner Lyman voted to recommend approval of the proposal. Commissioner Lyman voted against approval, favoring a 0-4 rezone because of concerns over increased impervious surfaces from higher densities and associated increase in stormwater runoff that may contribute to contamination of the groundwater feeding McAllister Springs.


Mr. Knostman outlined the suggested rezone proposal in this area. A discussion followed. **Commissioner Bower moved to recommend leaving the one lot north of the school site 3-6 and rezoning properties north of that and Abernathy to 0-4 and the rest as shown on the alternative #3 map to moderate and Low Density 3-6. Commissioner Lovrien seconded. Motion carried.**

3. QJ-2 – Re-designate and rezone 15.71 acres (4 property owners) at 3105 Marvin Road NE in the Lacey Urban Growth Area from Business Park District (BP) to Light-Industrial Commercial (LI-C).

**Commissioner Cole motioned to recommend rezoning the property to Light Industrial. Commissioner Lovrien seconded. Motion carried.** Commissioner Roper recused herself from the discussion and the vote.

4. QJ-3 – Re-designate and rezone 13.2 acres in the Lacey UGA from Residential Low Density 3-6 and RR1/5 and County Rural Residential one unit per 5 acres to Residential Low Density 0-4 units per acre.

Mr. Knostman stated that staff supports the proposed rezone from Low Density 3-6 to Low Density 0-4, modifying the UGA boundary to follow the parcel boundary line. Commissioner Bower stated that he would support the proposal on the condition that development of the property will not adversely impact Little McAllister Creek. **Commissioner Kohlenberg moved to recommend approval of the proposal. Commissioner Lovrien seconded. Motion carried.**

5. The proposed Lacey Joint Plan consisted of the following changes:

a. Re-designate and rezone a park site at Steilacoom Road and Marvin Road to OSI-P. The Planning Commissioners agreed to recommend approval of the proposal.

b. Re-designate and rezone to Low-Density 3-6 units per acre a 20 acre parcel southwest of River Ridge High School. The Planning Commission agreed to recommend approval of the proposal.

c. Removal of the Village Center designation in the Summerwalk Village Corporate Center. Mr. Knostman stated that the Lacey Planning Commission has not made a decision on this issue at this time. A discussion followed. Scott Davis addressed the Planning Commission concerning traffic volume and road improvements to Yelm Highway. The Planning Commissioners expressed concerns about a number of issues including the impact of a “big box” store on local businesses, neighborhood character, and increased traffic volume on county roads. Commissioner Bower asked for a traffic
analysis at a regional scale to look at the traffic impact on Yelm Highway from Lacey to Yelm. Commissioner Ottavelli expressed his concern of the physical and revenue impacts on this community, and suggested that these topics also be addressed. The Planning Commission agreed to forward their comments and concerns on this proposal to the Board.

6. Mr. Knostman briefly reviewed the proposal in the Lacey Joint Plan to extend 45th Avenue to Wiggins Road. A discussion followed. Commissioner Bower proposed approving the connection of 45th Avenue to Wiggins Road, noting that the at-grade crossing of the Chehalis Western Trail on 45th Avenue would need to be addressed. Commissioner Roper voted no. The majority of the Planning Commission agreed.

B. TUM-1: Consider policy and regulatory changes to the Airport Hazard Area in the Tumwater UGA consistent with GMA requirements.

The Planning Commission agreed to recommend approval of the proposal.


Commissioner Lovrien stated that he is concerned about the practice of indicating “proposed” roadways on maps and that he would like some assurance that the proposed lines will not be misconstrued as representing actual future sites of roadways. A discussion followed. Tim Smith, City of Tumwater, confirmed that the proposed lines were not site-specific. The Planning Commission asked for additional information on this proposal. Nancy Pritchett stated that she will ask Gordy Kelsey, Thurston County Roads and Transportation Department, and staff from the City of Tumwater to attend the next worksession to respond to questions and concerns.

D. QJ-1: Re-designate and rezone portions of 288 acres at 7747 Littlerock Road SW in the Tumwater Urban Growth Area from Multi-Family Medium Density Residential to Single Family Low Density Residential, and Multi-Family High Density Residential to Single Family Residential and Multi-Family Medium Density Residential. Amend Title 22 of the Thurston County Code to allow Planned Unit Developments for properties over 200 acres.

Ms. Pritchett briefly reviewed the QJ-1 proposal and introduced Kevin Dragon, Thurston County Water and Waste Management, Stormwater & High Ground Water Section to answer questions of the Planning Commissioners. A discussion followed, including the topic of the high groundwater and wetlands on the property. Commissioner Lyman asked about potential increased surface and groundwater flooding on neighboring areas from the development, noting that the Doelman site is adjacent to the Salmon Creek basin boundary. Mr. Dragon stated that Salmon Creek’s interim development standards would be applied to this site.

Commissioner Ottavelli moved to recommend approval of the proposal. Commissioner Lovrien seconded. Motion carried.

E. CO-3: Amend Map-33 of Chapter 5, Transportation, reclassifying Steilacoom Road east of the Lacey UGA from rural arterial roadway to rural collector.
Ms. Pritchett introduced Scott Davis, Thurston County Roads and Transportation Department, who answered a list of questions from Commissioner Kohlenberg. A discussion followed. The Planning Commission determined that there was insufficient data to support the reclassification at this time and decided to table the proposal.

F. QJ-5: Re-designate and rezone .8 acres (possible expansion to approx. 3 acres) at 9213 183rd Avenue SW in the Rochester Subarea from Rural Residential 1/1 to Rural Commercial Center.

The Planning Commission decided to discuss this topic at the July 16, 2003 regular meeting.

6. **Staff Updates**

Mr. Knostman stated that the next regular meeting will include the following: QJ-5, OLY-1, OLY-2 and CO-2.

Mr. Knostman gave the Planning Commissioners an update on the proposed Wireless Communication Facilities amendments currently before the Board of County Commissioners. Mr. Knostman explained that the Board has adopted interim regulations at this time, which will remain in effect for six months. Mr. Knostman stated that the Board will have a public meeting on this topic on August 18, 2003.

Commissioner Lyman asked if staff could provide information concerning water rights. Mr. Knostman agreed to arrange a staff member to give a briefing on this issue. Mr. Knostman stated that Cindy Wilson will attend the August 20, 2003 regular meeting for a briefing on the county’s SEPA review process.

Mr. Knostman stated that a ninth Planning Commissioner has been appointed. Mr. George Darkenwald was appointed effective August 1, 2003 and will begin attending meetings in August.

Commissioner Paradise and Commissioner Roper will not attend the July 16, 2003 regular meeting.


7. **Adjourn**

The meeting adjourned at 10:17 p.m.

Liz Lyman, Chair
Mark Lovrien, Vice Chair
Thurston County Planning Commission

REQUEST FOR INFORMATION
SUMMARY SHEET

<table>
<thead>
<tr>
<th>DATE OF REQUEST</th>
<th>ISSUE/REQUEST</th>
<th>AUTHOR</th>
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<tbody>
<tr>
<td>March 19, 2003</td>
<td>Mr. Sonnen will gather additional information concerning no-cost presentations of a county Plan by consulting firms</td>
<td>Commissioner Ottavelli</td>
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